

Note: The following cases are included in this ad.
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Process No.	Applicant Name
01-075	M. SAEED FATEMIAN, ET AL
01-136	BLACKSTONE CALLING CARD, INC.
01-294	WINN-DIXIE STORES, INC.
02-020	THE DORAL ACADEMY, INC.

THE FOLLOWING HEARING WAS DEFERRED FROM 6/13/02 TO THIS DATE:

HEARING NO. 01-9-CZ9-3 (01-136)

30-53-40
Council Area 9
Comm. Dist. 12

APPLICANT: BLACKSTONE CALLING CARD, INC.

- (1) UNUSUAL USE to permit a helipad.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed helipad to setback 0' from the west property line (20' required).

A plan is on file and may be examined in the Zoning Department entitled "Blackstone," as prepared by "Cabrera Ramos Architects, Inc.," dated 12/1/00 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 3, 4 & 5 of Block 3 of MIAMI INTERNATIONAL BUSINESS PARK SUBDIVISION, SECTION 2, Plat book 151, Page 49.

LOCATION: 3800 N.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.89± Acres

PRESENT ZONING: IU-1 (Industry – Light)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/13/02 TO THIS DATE:

HEARING NO. 02-4-CZ9-1 (01-294)

20-53-40
Council Area #9
Comm. Dist. 12

APPLICANT: WINN-DIXIE STORES, INC.

SPECIAL EXCEPTION of spacing requirements to permit a proposed liquor package store in a BU-1A zone spaced less than 500' from other existing alcoholic beverage use establishments.

A plan is on file and may be examined in the Zoning Department entitled "Shoppes @ Doral," as prepared by A. J. Verde Architects, P.A., consisting of 1 sheet, dated last revised 2/13/98 and a liquor survey as prepared by Jack Mueller & Assocs., Inc., consisting of 1 sheet, dated last revised 2/1/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", DORAL MARKET PLACE, Plat book 153, Page 17.

LOCATION: 10505 N.W. 41 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.37 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/13/02 TO THIS DATE:

HEARING NO. 02-4-CZ9-2 (02-20)

32-53-40
Council Area 9
Comm. Dist. 12

APPLICANT: THE DORAL ACADEMY, INC.

- (1) MODIFICATION of Conditions #2 & #5 of Resolution CZAB9-10-00, passed and adopted by the Zoning Appeals Board and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Miami Institute of Psychology Renovation and New Construction,' as prepared by RS & H dated January 6, 2000 and stamped received 7/14/00 and consisting of 9 sheets, except as herein modified to delete the previously approved offices, wholesale sales and storage rooms."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Miami Institute of Psychology and Doral Academy Renovation and Construction,' as prepared by RS&H Architects, Engineers, Planning, Environmental Services, dated received January 17, 2002 and consisting of 10 sheets."

FROM: "5. That the school be limited to 800 children, grades pre-school through 8th grade."

TO: "5. That the school be limited to 1,600 children maximum, grades pre-school through 8th grade."

The purpose of these requests is to permit the applicant to increase the number of Pre-K through 8th grade students from 800 to 1,600 for a previously approved private school in conjunction with the previously approved university on the subject property for a total of 2,200 students on site, and to revise the plan to shown new classroom areas within the existing building and a new auto stacking lane.

- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 547 parking spaces (707 parking spaces required).
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a recreation area of 60,411 sq. ft. (555,000 sq. ft. required).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tract "A", of DADE DIVISION A.H.S. CORPORATION, Plat book 89, Page 43, being more particularly described as follows:

Commence at the Northwest corner of said Tract "A"; thence run S0°26'34"W, along the west line of said Tract "A" for 353' to the Point of beginning of the hereinafter described parcel of land:

From said Point of beginning; thence run S89°33'26"E, at right angles to the last described course, for 698.15'; thence run N0°27'22"E for 97'; thence run S89°32'38"E for 580' to the intersection with the east line of said Tract "A"; thence run S0°27'22"W, along the east line of

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HEARING NO. 02-4-CZ9-2 (02-20)

32-53-40
Council Area 9
Comm. Dist. 12

APPLICANT: THE DORAL ACADEMY, INC.

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said Tract "A", for 617.68'; thence run N89°32'38"W, at right angles to the last described course, for 802.18'; thence run S0°27'22"W for 193.45'; thence run N89°33'26"W for 475.8' to the Point of intersection with the west line of said Tract "A"; thence run N0°26'34"E, along the west line of said Tract "A", for 714.07' to the Point of beginning.

LOCATION: 2173 N.W. 99 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19 Acres

PRESENT ZONING: BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/17/01 TO THIS DATE:

HEARING NO. 01-6-CZ9-3 (01-75)

29-53-40
Council Area 9
Comm. Dist. 12

APPLICANT: M. SAEED FATEMIAN, ET AL

NON-USE VARIANCE OF LANDSCAPED OPEN SPACE REQUIREMENTS to permit 35.38% of category 1 open space (80% required).

Plans are on file and may be examined in the Zoning Department consisting of 4 sheets entitled "The Point at Airport West," as prepared by E. Frances, A.I.A., P.A. and dated 3/8/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Lot 26 and the west 12.62' of Lot 27 in Block 20, VANDERBILT PARK, Plat book 8, Page 104, and the west 403.24' of the north ½ of Tract 20 and the south ½ of Tract 20, less the E/ly 152.62' thereof, AMENDED PLAT OF VANDERBILT PARK, Plat book 26, Page 40; A/K/A: The west 12.62' of Lot 4, all of Lots 5 to 26, and the west 12.62' of Lot 27, in Block 20, of; VANDERBILT PARK, Plat book 8, Page 104; AND Lot 2, VANDERBILT PARK, AMENDED, Plat book 26, Page 40 and the east 152.62' of the south ½ of Tract 20, and the east 27.38' of Lot 27 & all Lots 28 to 30, Block 20, VANDERBILT PARK, Plat book 8, Page 104; all in Section 29, Township 53 South, Range 40 East.

LOCATION: From N.W. 100 Avenue to N.W. 102 Avenue on the north side N.W. 25 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.39 Acres

PRESENT ZONING: OPD (Office Park District)